

132.0

0002

0008.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

929,000 / 929,000

USE VALUE:

929,000 / 929,000

ASSESSED:

929,000 / 929,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: EBERLE JAY A &	
Owner 2: KNOFF NANCY	
Owner 3:	

Street 1: 87 BARTLETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: REFOUR PHILIPPE -

Owner 2: GIRARD STEPHENIE M -

Street 1: 87 BARTLETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,130 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2234 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9130		Sq. Ft.	Site		0	90.	0.76	10									624,508						624,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		9130.000	303,300	1,200	624,500	929,000				
Total Card		0.210	303,300	1,200	624,500	929,000	Entered Lot Size			
Total Parcel		0.210	303,300	1,200	624,500	929,000	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID										132.0-0002-0008.A		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Date	Time
2020	101	FV	303,300	1200	9,130.	624,500	929,000	929,000	Year End Roll	12/18/2019			
2019	101	FV	231,300	1300	9,130.	659,200	891,800	891,800	Year End Roll	1/3/2019			
2018	101	FV	235,500	0	9,130.	485,700	721,200	721,200	Year End Roll	12/20/2017			
2017	101	FV	235,500	0	9,130.	464,900	700,400	700,400	Year End Roll	1/3/2017			
2016	101	FV	235,500	0	9,130.	430,200	665,700	665,700	Year End	1/4/2016			
2015	101	FV	234,400	0	9,130.	360,800	595,200	595,200	Year End Roll	12/11/2014			
2014	101	FV	233,400	0	9,130.	352,500	585,900	585,900	Year End Roll	12/16/2013			
2013	101	FV	233,400	0	9,130.	335,800	569,200	569,200		12/13/2012			

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
REFOUR PHILIPPE	58761-281		3/27/2012		580,000	No	No				
AVERELL SELIG S	55168-466		8/13/2010		500,000	No	No				
DILLON PAUL F--	46007-519		8/31/2005		592,000	No	No				
DILLON THOMAS J	24352-357		3/14/1994			1	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/17/2019	2026	Solar Pa	8,952	C					5/15/2018	MEAS&NOTICE	CC	Chris C
5/21/2014	479	Redo Bas	16,000						6/18/2014	Info Fm Prmt	PC	PHIL C
3/22/2006	193	Redo Kit	35,000	C		G8	GR FY08		6/26/2012	MLS	EMK	Ellen K
									2/6/2009	Meas/Inspect	336	PATRIOT
									12/6/1999	Inspected	267	PATRIOT
									11/18/1999	Mailer Sent		
									11/1/1999	Measured	263	PATRIOT
									7/15/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Very Good			SCUTTLE HOLE.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 2	Rating: Good													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good													
Color: GREEN				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Good													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1950	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G15		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 1 - Drywall				Functional:				Interior:		1	8	3	1					
Sec Int Wall:		%		Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors: 4 - Carpet	15 %			Total: 18.6 %				Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 95.00				Heating:										
Bsmnt Gar: 1				Size Adj.: 1.29655170				General:										
Electric: 3 - Typical				Const Adj.: 0.99841499														
Insulation: 2 - Typical				Adj \$ / SQ: 122.977														
Int vs Ext: S				Other Features: 107750														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 372588														
% Com Wall		% Sprinkled:		Depreciation: 69301				Juris. Factor: 1.00		Before Depr: 122.98								
				Depreciated Total: 303287				Special Features: 0		Val/Su Net: 96.50								
								Final Total: 303300		Val/Su SzAd: 186.76								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 132.0-0002-0008.A										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
19	Patio	D	Y	1	20X24	A	AV	2000	3.03	T	15.2	101			1,200		1,200	
More: N	Total Yard Items:	1,200		Total Special Features:					Total:	1,200								